

104.0

0002

0018.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,209,600 / 1,209,600

USE VALUE: 1,209,600 / 1,209,600

ASSESSED: 1,209,600 / 1,209,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		FOX MEADOW LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BRENNAN CHRISTOPHER & MEGAN	
Owner 2:	
Owner 3:	

Street 1: 20 FOX MEADOW LANE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: STAMOULIS NICHOLAS A -

Owner 2: STAMOULIS TATIANA L -

Street 1: 20 FOX MEADOW LANE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 16,191 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1955, having primarily Wood Shingle Exterior and 2075 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16191		Sq. Ft.	Site		0	70.	0.56	4									634,007						634,000	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							16191.000		575,600				634,000		1,209,600							
Total Card							0.372		575,600				634,000		1,209,600		Entered Lot Size					
Total Parcel							0.372		575,600				634,000		1,209,600		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		583.08		/Parcel: 583.0				Land Unit Type:					

PREVIOUS ASSESSMENT										Parcel ID		Parcel ID 104.0-0002-0018.A							PAT ACCT.							
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Grantor		Legal Ref		Type	Date	TAX DISTRICT		PAT ACCT.							
2020	101	FV	575,600	0	16,191.	634,000	1,209,600	1,209,600	Year End Roll	12/18/2019	STAMOULIS NICHO	1494-59	8/1/2016			975,000	No	No								
2019	101	FV	384,500	0	16,191.	634,000	1,018,500	1,018,500	Year End Roll	1/3/2019	DZENGELESKI STE	1384-89	5/26/2010			651,500	No	No								
2018	101	FV	384,500	0	16,191.	543,400	927,900	927,900	Year End Roll	12/20/2017																
2017	101	FV	384,500	0	16,191.	507,200	891,700	891,700	Year End Roll	1/3/2017																
2016	101	FV	260,900	0	16,191.	434,800	695,700	695,700	Year End	1/4/2016																
2015	101	FV	245,700	0	16,191.	389,500	635,200	635,200	Year End Roll	12/11/2014																
2014	101	FV	245,700	0	16,191.	360,500	606,200	606,200	Year End Roll	12/16/2013																
2013	101	FV	245,700	0	16,191.	343,700	589,400	589,400		12/13/2012																

PRINT		Date	Time
Date		12/10/20	22:50:21
LAST REV		Date	Time
Date		05/14/19	13:48:36
apro			
8259			
ASR Map:			
Fact Dist:			
Reval Dist:			
Year:			
LandReason:			
BldReason:			
CivilDistrict:			
Ratio:			

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
3/20/2017	284	Heat App		C					8/1/2017	Permit Visit	DGM	D Mann							
11/30/2016	1483	Addition	300,000	O				add 2nd floor	6/14/2016	Permit Visit	PT	Paul T							
12/22/2014	1738	Manual	4,800					Apply sealant to s	3/9/2011	Info Fm Prmt	BR	B Rossignol							
7/21/2010	859	Addition	24,000					ON GARAGE	2/19/2009	Meas/Inspect	163	PATRIOT							
4/11/2007	229	New Wind							5/19/2000	Inspected	276	PATRIOT							
									11/10/1999	Mailer Sent									
									10/26/1999	Measured	264	PATRIOT							
									8/14/1991		KT								
										Sign:	VERIFICATION OF VISIT NOT DATA								

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																	
Type: 6 - Colonial	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Good	A Bath:	Rating:	03/22/2006 PER OWNER, 10X32 FFL IS NOT HEATED..				19	7	WDK	21	4													
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: %	3/4 Bath:	Rating:	A 3QBth:	Rating:					21	8	10	32	4													
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GRAY	View / Desir:	1/2 Bath: 1	Rating: Good	A HBth:	Rating:					14	21	EFP	BMT														
GENERAL INFORMATION				OthrFix:	Rating:	OTHER FEATURES				1st Res Grid	Desc: Line 1	# Units: 1	32																
Grade: B - Good	Year Blt: 1955	Eff Yr Blt:	Alt LUC:	Kits: 1	Rating: Very Good	A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	10	32							
Jurisdct:	Const Mod:	Lump Sum Adj:	Alt %:	Fpl: 1	Rating: Good	WSFlue:	Rating:	Other													14	8							
INTERIOR INFORMATION				Total Units:	Floor:	% Own:	Name:	Upper													21	21	TQS	GAR	21				
Avg Ht/FL: STD	Prim Int Wall: 1 - Drywall	Sec Int Wall: %	Partition: T - Typical	Phys Cond: GV - Good-VG	10. %	Exterior:	No Unit	RMS	BRS	FL	Additions:	1	9	4								22	3	SFL	FFL	BMT			
Prim Floors: 3 - Hardwood	Sec Floors: %	Total: 10.8 %	Override:	Functional:	%	Interior:					Kitchen:											24							
Bsmnt Flr: 12 - Concrete	Subfloor:	Electric: 3 - Typical	Insulation: 2 - Typical	Economic:	%	Additions:					Baths:																		
Bsmnt Gar:	Adj \$ / SQ: 125.00	Const Adj.: 1.15614605	Other Features: 109978	Special:	%	Plumbing:					Plumbing:																		
Heat Fuel: 1 - Oil	Heat Type: 3 - Forced H/W	# Heat Sys: 1	% Heated: 100	NBHD Inf: 1.00000000	NBHD Mod:	Electric:	WtAv\$/SQ:	AvRate:	Ind.Val:	Electric:	Adj \$ / SQ: 144.504	Adj Total: 645288	Depreciation: 69691	Heating:	Totals	1	9	4											
% Com Wall: % Sprinkled:	Depreciated Total: 575597	juris. Factor: 1.33	Final Total: 575600	Final Val/Su SzAd: 277.46	juris. Factor: 192.19	Special Features: 0	Val/Su Net: 130.40	Val/Su SzAd: 277.46	Net Sketched Area: 4,414	Total: 375,201																			
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL								
SPEC FEATURES/YARD ITEMS																													
PARCEL ID 104.0-0002-0018.A																IMAGE													
PARCEL ID 104.0-0002-0018.A																AssessPro Patriot Properties, Inc													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten					
More: N	Total Yard Items:																												
Total Special Features:																													
Total:																													


